

A G E N D A

For Regular Meeting of Red Deer City Council, held in Council Chambers, City Hall, Red Deer, on Monday, August 9th, 1965.
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- 1. PRESENT
Confirmation of Minutes of Regular Meeting of July 27th, 1965
- 2. UNFINISHED BUSINESS - NIL
- 3. REPORTS
 - 1. Public Health Inspector - Milk Analyses for July/651
 - 2. License Inspector - License Dept. Report for July/651
 - 3. License Inspector - Dog Control Report for July/652
- 4. WRITTEN INQUIRIES - NIL
- 5. CORRESPONDENCE
 - 1. Galon Motors Ltd. - Request for temporary building 2
 - 2. Wally Byam Caravans - Letter of Appreciation 3
 - 3. McLab Enterprises Ltd. - Re Parking 4
- 6. PETITIONS AND DELEGATIONS - NIL
- 7. BY-LAWS
 - 1. 2011/PP - Amendment to Zoning By-Law6
 - 2. 2203 - Debenture By-Law - first reading7
- 8. MONTHLY REPORTS AND MINUTES - NIL
- 9. NOTICES OF MOTION - NIL

#1.

REPORTS

No. 1

No. 9 (Red Deer) Health Unit
Red Deer, Alberta
August 3, 1965.

Mr. F.A. Amy
City Clerk
City Hall
Red Deer, Alberta

Dear Sir:

During the month of July, 1965, samples of water from eighteen (18) sampling points in the city distribution system were tested bacteriologically and found to be "negative". This indicates that the water supply is being properly treated.

Yours truly,

H. Bownes,
Public Health Inspector

* * * * *

No. 2

LICENSE DEPARTMENT REPORT

July - 1965

	<u>1964</u>	<u>1965</u>
Business	\$ 1,140.00	\$ 1,626.00
Mobile homes	42.81	57.15
Public Accommodation	19.00	NIL
Vehicles	280.00	140.00
Machinery	115.00	125.00
Taxis and Taxi drivers	12.00	4.00
Vending	NIL	NIL
Dogs	36.00	34.25
Dog control tickets		NIL
Bicycles	<u>62.00</u>	<u>80.00</u>
	<u>\$ 1,706.81</u>	<u>\$ 2,066.40</u>
Total for period January 1st to July 31st, 1964		\$24,520.83
Total for period January 1st to July 31st, 1965		\$21,898.64

Fred Szastkiw,
License Inspector.

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#2.

No. 3 (REPORTS)

DOG CONTROL REPORT

July - 1965

Still impounded June 30, 1965	2
Impounded during July, 1965	<u>22</u>
Total	<u>24</u>
Redeemed	8
Euthanized	15
Sold	Nil
Still impounded	<u>1</u>
Total	<u>24</u>

Fred Szastkiw,
License Inspector.

* * * * *

CORRESPONDENCE

NO. 1

August 5th, 1965.

Your Worship the Mayor & Alderman,
City of Red Deer,
Red Deer, Alberta.

Dear Lady and Gentlemen:

Permission is hereby requested for approval to place at 4404 - 50th Avenue, in the City of Red Deer, a temporary building to be used as a Car Sales Lot Office.

The following are specifications of the office building:-

Dimensions - twenty feet by fourteen feet.
Flat, sloping roof.
Frame Construction containing two offices and a rotunda.

We are attaching a rough draft, showing the approximate location of the office on the lot.

We propose to put the building on a small cinder block foundation and would consider, with your approval, having it serviced with sewer and water at some later date.

The property is leased from Acklands Ltd., on a two year basis, with renewals and we would agree that, should we cease to occupy the premises, the building would be removed.

Your favourable consideration to this request would be appreciated.

Yours very truly,

GALON MOTORS LTD.,
George Galon, President.

#3.

To: City Commissioner

From: K. Jorgenson

I can see no objections to approving this application, subject to the applicant entering into an agreement satisfactory to the City Solicitor, agreeing to remove the temporary building upon termination of the lease of the property located at 4404 50th Avenue

K. Jorgenson.

COMMISSIONER'S COMMENTS

Recommend approval.

Denis Cole.

NO. 2

Wally Byam Caravans
NorthDixie Highway,
Sidney, Ohio, U.S.A.
July 23, 1965.

Mayor Fred Moore,
City Hall,
Red Deer, Alberta.

Dear Mayor Moore:

The leadership of a community is generally reflected in the community spirit. The wonderful reception from the citizens of Red Deer is a direct result of your own personal guidance, attitude and leadership.

The Caravanners will long remember their stay in Red Deer and their only regret is that it was too short. We shall eagerly look forward to another visit to your friendly city sometime in the future.

Yours very truly,

Charles Kiefer,
Director,
Wally Byam Caravans.

#4.

MacLab Enterprises Ltd.
12220 - 125th Avenue
Edmonton, Alberta
July 29th, 1965

Commissioner Dennis Cole
Red Deer City Hall
Red Deer, Alberta

Dear Mr. Cole:

Re: Parking - Red Deer

Dear Mr. Cole:

I am writing you regarding the parking requirements for the Professional Building. We have been advised by City Hall in Red Deer that although we have provided 100 parking stalls in our Parkade, we should make provisions for an additional 14 stalls to abide by the bylaw of the City of Red Deer. At the present time, out of the 100 stalls we have available, only 6 are rented, though our building is over 60% rented. This seems to show that with our present Parkade, we have far too much parking for our requirements, and it would seem to us that making more stalls available at the present time would be premature.

Although we are quite prepared, should the need arise, to make this parking available, we would like to point out that should we have taken the alternative of paying certain monies to the City of Red Deer parking fund, we would not by now, have the parking we have available. Indeed, should we have made our payments into the parking fund on a six-year basis as it was suggested to us at one point, we would have at the present time a maximum of one-sixth of our total parking, i.e. $114/6 = 19$ cars. Indeed, the City of Red Deer would have taken over five years to produce the parking of 100 cars that we have at the present time, and it would have been on the sixth year that the last 19 stalls would have been made available.

Under this basis, we would ask the City of Red Deer to put this Co. on the same footing with themselves as to providing parking for this building, and postpone for another five years the requirement of an additional 14 parking stalls. At that time, we would like to have the opportunity as has been discussed with you to provide the City of Red Deer with 14 stalls, or paying the City the amount of money required into the parking fund.

Hoping this is satisfactory to you and hoping to receive your confirmation of this arrangement should it be acceptable, I am,

Yours sincerely,

JLB:ljc

Jean de La Bruyere
Managing Director

Mr. Cole's comments to City Council:

August 6, 1965

RE: Parking agreement -- Professional Building

When the building permit was issued for the above mentioned building, an agreement was signed between the City and MacLab Enterprises Ltd. to the effect that they would meet the requirements of the By-law prior to their building being occupied, either by paying installments into our parking fund or by providing parking, or any combination thereof in accordance with the By-law. The By-law requires for this building the provision of 114 stalls, or alternatively, payment into the fund for any deficiency at the rate of \$333 per stall.

#5.

A two-storey Parkade has been constructed by MacLab Enterprises Ltd. across the lane from their building, and this Parkade will accommodate 100 cars. The building plans indicated that the balance of the City requirement (14 stalls) would be provided on the land to the East of the Professional Building on the corner of Ross Street and 48th Avenue.

The surfacing of parking areas having access to a street or lane, is subject to City approval and it has been the policy of the City for some years to require such new parking areas to be surfaced to a standard not less than the public thoroughfare from which it gains access. In this case, the site for the 14 stalls would obtain access from the lane which is paved, and therefore this parking area the City would normally require to be paved.

The above mentioned request of MacLab Enterprises points out that at present the Professional Building is only 60% occupied and that very little use is now being made of the Parkade structure. While the Company agrees that, in the future, the additional 14 stalls may be required, it does not seem reasonable to pave the site East of the Professional building to provide 14 stalls at this time.


The Company also presents the argument that, if they had elected to pay into the fund for the 114 stalls rather than immediately provide 100 stalls, they would not have been obliged to contribute for the last 19 stalls (1/6 of the total) until their sixth and final installment became due five years after taking out the permit.

The Company is asking that the City of Red Deer agree to defer the provision of the 14 outstanding stalls or alternatively, a payment into the fund for these stalls, until five years after the date the permit was issued.

The Managing Director verbally indicated to me that, if this arrangement should be accepted by the City, his Company would landscape the site to the East of the Professional Building until required for parking or further development.

The Zoning Officer, Mr. K. Jorgenson, does not believe that the proposal of the Company would, in any way, contravene the letter or the spirit of the By-law .

It is recommended that the City approve of the proposal subject to an agreement being executed satisfactory to the City Solicitor.


DE IS COLE,
City Commissioner

DHC/hm

BY-LAW NO. 2011/PP

Being a By-Law to amend By-Law 2011 (The Zoning By-Law
of the City of Red Deer).

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER DULY
ASSEMBLED ENACTS AS FOLLOWS:

By-Law No. 2011 is amended:

The Zoning Map as defined in Section 2(3) (cc) and
the Residential sub-district map referred to in
Section 5(5) of the Zoning By-Law, both of which form
part of the said Zoning By-Law pursuant to the
provisions of Section 2(1) thereof, are hereby amended
in accordance with Zoning Map A-54 hereunto attached
and forming part of this by-law, and signed by the Mayor
and City Clerk and impressed with the corporate seal of
the City of Red Deer.

READ A FIRST TIME IN OPEN COUNCIL this day day of _____ A.D. 1965.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____ A.D. 1965.

APPROVED BY THE PROVINCIAL PLANNING ADVISORY BOARD this _____ day of
_____ A.D. 1965

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of
_____ A.D. 1965.

MAYOR

CITY CLERK

THE CITY OF RED DEER
THE CITY OF RED DEER
BY-LAW NO. 2203

A BY-LAW TO AUTHORIZE THE BORROWING OF MONEY BY THE ISSUE AND SALE OF DEBENTURES FOR THE PURPOSE OF REPLACING AND IMPROVING CERTAIN EXISTING BRIDGES IN THE CITY OF RED DEER.

WHEREAS it is deemed expedient to replace and improve certain bridges in the City of Red Deer, as set out in Schedules "A" & "B" hereto attached (which schedules are hereby declared to be and to form part of this By-law) at an estimated cost of Seventy Four Thousand Dollars (\$74,000.00).

AND WHEREAS plans, specifications and estimates of the said work set out in Schedules A & B have been made by Haddin, Davis and Brown Ltd., Professional Engineers, whereby the total cost of replacing and improving the said bridges is estimated to be Seventy Four Thousand Dollars (\$74,000.00).

AND WHEREAS it is deemed expedient to borrow money pursuant to Section 646 of The City Act and to pay the cost of the aforesaid works by the issue and sale of debentures of The City of Red Deer in the principal amount of Seventy Four Thousand Dollars (\$74,000.00) bearing interest at a rate not exceeding Six (6%) per centum per annum, payable annually, which is the amount of the debt intended to be created by this By-Law;

AND WHEREAS the said indebtedness is to be repaid over a period of twenty (20) years in annual installments, with interest not exceeding Six (6%) per centum, payable annually;

AND WHEREAS the total amount of the assessment of lands, buildings and improvements and special franchises in the City according to the last revised assessment roll is Forty-four Million, Four Hundred and Eighty Thousand, One Hundred and Forty Five Dollars (\$44,480,145.00);

AND WHEREAS the amount of the existing debenture debt of the City is Eight Million, Seventy-Six Thousand, Eight Hundred and Thirty-Four Dollars (\$8,076,834.00), and no part of the principal or interest thereof is in arrears;

AND WHEREAS the estimated life of the said construction is twenty (20) years;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. The Municipal Council of The City of Red Deer is hereby empowered and authorized to enter into such contracts for the construction or carrying out of the proposed works as may be necessary.
2. That money shall be borrowed by the issue and sale of debentures of The City of Red Deer in the principal amount of Seventy Four Thousand Dollars (\$74,000).
3. The debentures to be issued under this By-law shall be for the said sum of Seventy Four Thousand Dollars (\$74,000.00) and shall be dated the first day of October 1965, or upon such other date as may be appropriate having regard to the date of the borrowing of the money and shall be payable in twenty (20) annual installments of principal on the first day of October in each of the years 1966 to 1985 inclusive, or on such other date in each year as may be appropriate having regard to the date of the borrowing, the respective amount of principal maturing in each of such years shall be as nearly as possible equal, the annual installments being rounded off to the nearest \$100.00 or multiple thereof.

#8.

4. That the said debentures maturing in the years 1966 to 1985, both inclusive, shall bear interest from the first day of October, 1965 or such other date as may be appropriate having regard to the date of the borrowing at a rate not exceeding Six (6%) per centum per annum, payable annually.

5. That the said debentures and coupons, if any, thereto attached, shall be payable in lawful money of Canada at the Canadian Imperial Bank of Commerce, in the cities of Edmonton and Red Deer.

6. That the said debentures shall be sealed with the seal of the City of Red Deer and signed either by the Mayor or some person authorized by By-Law to sign the same in his stead, and the interest coupons attached to the debentures shall bear the signatures of the Mayor or some person authorized by the By-law to sign the same in his stead, and of the City Treasurer or some person authorized by By-Law to sign the same in his stead. The signature of the Mayor or other person authorized by By-Law to sign in his stead on the debentures, and the signatures of the Mayor or other person authorized by By-Law to sign the same in his stead, and of the City Treasurer or other person authorized by By-Law to sign the same in his stead on the interest coupons attached to the debentures may be reproduced by lithographing or printing or any other method of mechanical reproduction. The signature of the City Treasurer on the memorandum of registration of said debentures in the Debenture Register of the City endorsed on said debentures may be lithographed or printed or otherwise mechanically reproduced.

7. That in each of the years 1966 to 1985, both inclusive, the respective amounts necessary to pay the interest and the principal of the said debentures as such interest and principal become due and payable, shall be levied and raised by an annual rate sufficient therefor over and above all other rates of all the rateable property in The City of Red Deer, at the same time and in the same manner as other rates.

8. The said indebtedness is contracted on the credit and security of The City of Red Deer at large.

9. The net amount realized by the issue and sale of debentures issued under this By-Law shall be applied only for the purpose for which this indebtedness was created unless otherwise authorized by an Order of the Local Authorities Board.

10. This By-Law shall take effect on the day of the final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL this _____ day of _____ A.D. 1965.

READ A SECOND TIME IN OPEN COUNCIL this _____ day of _____ A.D. , 1965.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this _____ day of _____, 1965.

MAYOR

CITY CLERK

#10.

THE CITY OF RED DEER

BY-LAW NO. 2203

SCHEDULE "A"

REPLACEMENT OF EXISTING BRIDGE

1. LOCATION

52 Avenue between 43 Street and 45 Street

2. ESTIMATED COST:

\$21,000

#11.

THE CITY OF RED DEER

BY-LAW NO. 2203

SCHEDULE "B"

IMPROVEMENT OF EXISTING BRIDGE

1. LOCATION

On Ross Street between 45 Avenue and 46 Avenue

2. ESTIMATED COST

\$53,000

BUILDING PERMITS

July 1965

Private	Private Garage	\$ 500.00
Lees Glass Shop	Shop Addition	5,000.00
4 Star Construction Ltd.	Single Family Dwelling	12,000.00
Private	Apartment Addition	34,000.00
Private	Rumpus Room	700.00
Hansum Bros. Const. Ltd.	Single Family Dwelling	35,000.00
Private	Conversion of House to Garage and Tool Shed	200.00
Mohawk Oil Co. Ltd.	Service Station	39,632.00
Alberta Wheat Pool Ltd.	Fertilizer Shed	20,000.00
Private	Pr. Garage	500.00
Private	Pr. Garage	300.00
Private	Basement Room	300.00
Furlong Const. Ltd.	Accessory Building	500.00
Private	Additional Porch to Dwelling	100.00
Private	Pr. Garage	1,500.00
Private	Mud Room	1,000.00
Private	Front Porch	400.00
Private	Single Family Dwelling	5,000.00
Private	Pr. Garage	500.00
Private	Pr. Garage	1,000.00
Private	Single Family Dwelling	15,000.00
Christian Reformed Church	Church	80,000.00
Private	Patio & Roof	300.00
Goods Flowers Ltd.	Store Addition	4,000.00
Northwestern Utilities Ltd.	Service Centre	164,000.00
Private	Pr. Garage	500.00
Private	Rumpus Room	200.00
Henry Homes Ltd.	Car Wash	25,000.00

July 1965 Total	447,132.00
July 1964 Total	489,550.00

7 month Total 1965	5,562,475.00
7 month Total 1964	4,784,352.00